

**Town of Hinesburg
Planning Commission
February 8, 2017
Approved February 22, 2017**

Members Present: Maggie Gordon, Jeff French, James Donegan, Barbara Forauer, Dennis Place, Joe Iadanza, John Kiedaisch, Rolf Kielman

Members Absent: None.

Public Present: None.

Also Present: Dawn Morgan (Recording Secretary), Alex Weinhagen (Director of Planning & Zoning)

Joe I. chaired the meeting, which was called to order at 7:33 pm.

Agenda Changes: None.

Public Comments for Non-Agenda Items: None.

Work Plan for 2017

Alex W. said that the Commission has forwarded the Town Plan draft to the Select Board for review, and it is now time to talk about what they would like to work on in 2017. He listed items for review, saying that they are suggestions based on conversations from past meetings and that the Commission is free to discuss additional items as well.

- Village growth area rezoning & design standards
- Housekeeping zoning changes (previously discussed on 3/9/16 & 3/23/16)
- Zoning overhaul project
- Town Plan top implementation priorities

Alex W. gave a brief overview of each item and noted that since they are large projects it could be a stretch to complete more than 1 of them. However, he continued by saying that he has detailed notes about the housekeeping zoning changes and would be happy to work on making those changes for the Commission's review at a later date. Alex W. said that would give the Commission an opportunity to work on other items while he worked on the changes.

Joe I. said that he liked the suggestion, though he had not considered that Alex W. would do the housekeeping changes on his own. He suggested beginning each meeting with 30 min to 45 min of housekeeping changes until they were finished. Alex W. said that the Commission has already talked

about most of the changes and that he is aware of most of them. He also said that the Commission previously determined that several of them need more discussion.

John K. asked if it would be good for Commissioners to attend the Select Board meeting when they review the Town Plan in order to show support for the Plan. Alex W. replied that he believes the Board recognizes the amount of work that went into the plan by both the Commission and other Town committees and that he would also communicate the Commission's support to the Board. Alex W. went on to say that the Board is likely to go over the plan broadly at the first meeting and then begin to work on more specific questions and issues in later meetings. He suggested that if Commissioners wanted to attend it might be more useful at those later meetings. Alex W. said that he would keep the Commission informed as to if there are issues to be discussed at a particular Board meeting.

James D. asked how long it will take for the Board to review and whether they will make changes or send the Plan back to the Commission for changes. Alex W. replied that the Board is empowered to make any/all changes. He went on to say that he will encourage the Board to make minor changes but defer to the Commission for more research and debate on larger issues. Alex W. said that he will encourage the Board to focus on the Plan overall, as well as the Top 10 Action items.

John K. asked if there was a deadline for any of the potential 2017 work items. Alex W. said that funds for the zoning overhaul project will come from this fiscal year's budget unless the Select Board decides to carry over the funds into the next fiscal year. Alex W. said that he is in discussions with the Town Administrator regarding this fiscal year's budget in relation to the zoning overhaul project and will keep the Commission updated as to the status.

There was general discussion about the housekeeping items that need more discussion and Alex W. said that he would send an email to the Commission summarizing the items. The Commission discussed the village growth area rezoning and design standards, and Alex W. asked for clarification as to the direction the Commission would like to go with that project. Rolf K. asked for more background information on the project, as well as an update on the 3 large developments pending. Rolf K. went on to ask if those projects would be impacted by any regulation changes the Commission might make. Alex W. gave an update on the projects, saying that most of them plan to revise their applications in phased sections due to water allocation issues. Alex W. went on to say that projects that have not applied for a complete preliminary plat would be subject to regulation changes made by the Commission. There was additional conversation about the status of the 3 projects and the water allocation shortage impacting them.

Joe I. noted that waste water is also an issue and Alex W. provided an update on the waste water system along with potential upgrades needed for the system. Alex W. said that although there are currently water and waste water challenges to development, he did not believe that they needed to be interwoven with zoning regulation changes, as they are important regardless of what happens with water. Jeff F. asked if the Commission had input on how project phasing occurred, and Alex W.

responded that the DRB is authorized by the existing regulations to require project phasing. Although, he said that does not preclude the Commission from providing more details in the regulations.

Alex W. said that he would go back through the meeting minutes and summarize the Commission's previous conversations as a refresher. Rolf K. asked if Alex W. could also send references for where to locate specific conversation points in the regulations and Alex W. said that he would include it in the meeting materials packet.

Minutes of 01/25/17 Meeting: Jeff F. **made a motion to approve the 01/25/17 minutes as revised** and John K. **seconded the motion**. The Board voted **7-0**. Maggie G. abstained.

Other Business & Correspondence:

Alex W. said that he will not be present at the next meeting and the Commission agreed to meet on 2/22/17 regardless.

There was discussion about the State and Town wetlands maps and Alex W. said the information from both maps is included in the Town Plan. Jeff F. said that there is also information on the VT ANR website.

Barbara F. **made a motion to adjourn**. James D. **seconded the motion**. The Commission voted 8-0.

The meeting adjourned at 8:24pm.

Respectfully submitted,

Dawn Morgan, Recording Secretary